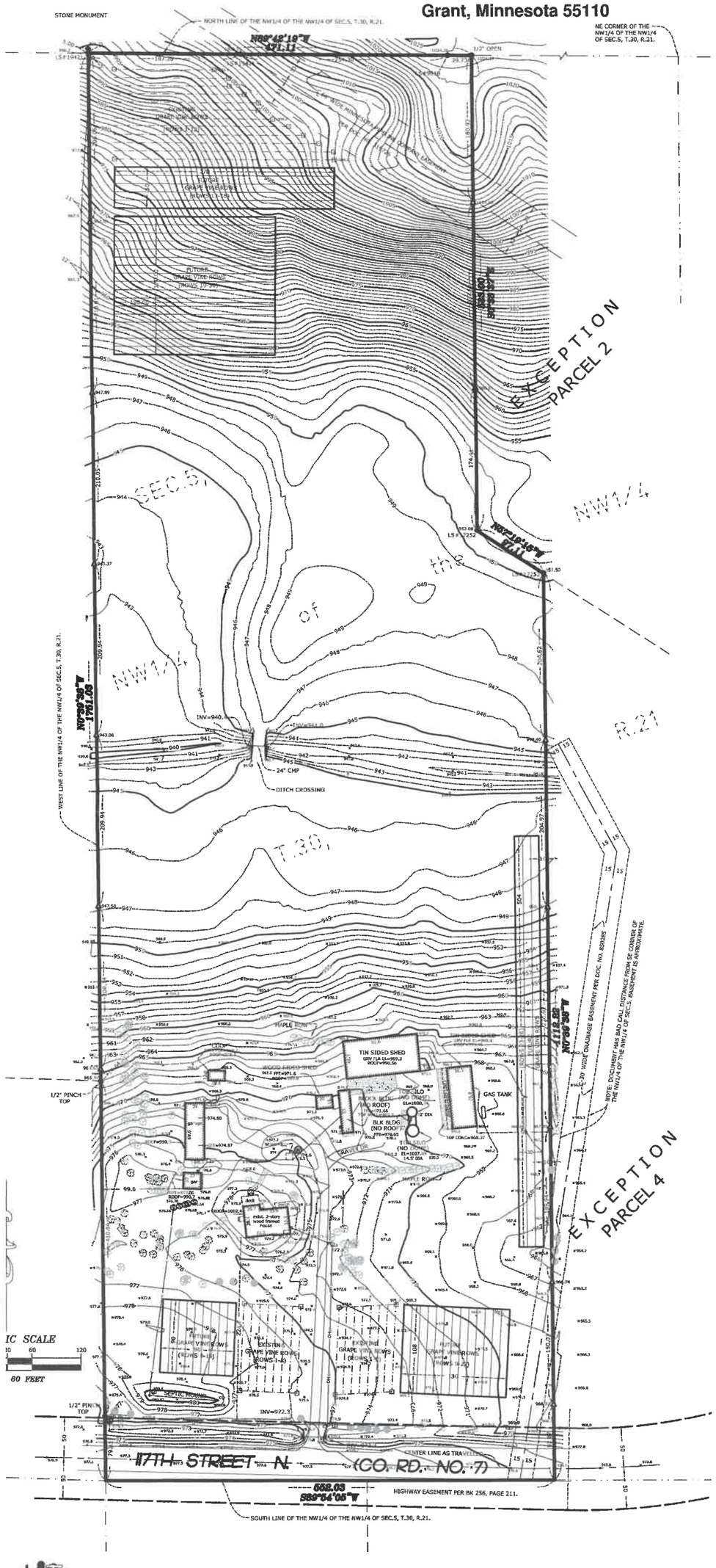
CERTIFICATE OF SURVEY

~for~ KEITH AND JAN DEHNERT
~of~ 7040 117th Street North
Grant, Minnesota 55110



VICINITY MAP

PART OF SEC. 05, TWP. 30, RNG. 21

WASHINGTON COUNTY, MINNESOTA
(NO SCALE)

PROPERTY DESCRIPTION: Per Document No. 4122495

The land referred to herein is situated in the state of Minnesota, Washington County described as follows:

The Northwest Quarter of the Northwest Quarter of Section 5, Township 30 North, Range 21 West, except the following 4 parcels:

Parcel 1
Beginning at the Northeast corner of said Northwest Quarter of the Northwest Quarter;
Thence South 01 degree 27 minutes 46 seconds East, assumed bearing, along the East Line of said Northwest Quarter of the Northwest Quarter a distance of 720.66 feet; thence South 88 degrees 49 minutes 46 seconds West 66.54 feet; thence North 58 degrees 08 minutes 24 seconds West 100.00 feet; thence North 47 degrees 35 minutes 32 seconds West 388.20 feet; thence North 01 degree 27 minutes 46 seconds West, parallel with said East line, a distance of 403.39 feet to the North line of said Northwest Quarter of the Northwest Quarter; thence North 89 degrees 24 minutes 17 seconds East along said North line 430.00 feet to the point of beginning.

AND

Parcel 2

Commencing at the northeast corner of said Northwest Quarter of the Northwest Quarter; thence South 01 degree 27 minutes 46 seconds East, assumed bearing, along the east line of said Northwest Quarter of Northwest Quarter a distance of 720.68 feet to the point of beginning; thence South 88 degrees 49 minutes 46 seconds West 66.54 feet; thence North 58 degrees 08 minutes 24 seconds West 100.00 feet; thence North 47 degrees 35 minutes 32 seconds West 388.20 feet; thence North 01 degree 27 minutes 46 seconds West; parallel with said east line, a distance of 403.39 to the north line of said Northwest Quarter of the Northwest Quarter; thence South 89 degrees 24 minutes 17 seconds West along said North line 411.00 feet; thence South 01 degree 27 minutes 46 seconds East, parallel with said east line, a distance of 583.00 feet; thence South 58 degrees 08 minutes 24 seconds East 819.35 feet; thence North 88 degrees 32 minutes 14 seconds East 156.25 feet to said east line; thence North 01 degree 27 minutes 46 seconds West along said east line 298.69 feet to the point of beginning

AND

Parcel 3

That part of the Northwest Quarter of the Northwest Quarter of Section 5, Township 30 North, Range 21 West, Washington County, Minnesota, lying Southeasterly of the center line of County State Aid Highway 10 as presently traveled.

AND

Parcel 4

Commencing at the Northeast corner of said Northwest Quarter of the Northwest Quarter; thence South 01 degree 27 minutes 46 seconds East, assumed bearing, along the East line of said Northwest Quarter of the Northwest Quarter a distance of 1020.38 feet to the Southeast corner of PARCEL B of the tract described in Document No. 713477;
thence South 88 degrees 32 minutes 14 seconds West along the South line of said PARCEL B a distance of 0.12 feet to the center line of County State Aid Highway 7 as presently traveled;
thence continue South 88 degrees 32 minutes 14 seconds West along said south line 156.18 feet; thence North 58 degrees 08 minutes 24 seconds West along the Southwesterly line of said PARCEL B a distance of 722.25 feet to the East line of the West 552.00 feet of said Northwest Quarter of the Northwest Quarter; thence South 01 degree 28 minutes 43 seconds East along said East line 1099.36 feet to said center line of County State Aid Highway 7;
thence South 89 degrees 23 minutes 08 seconds East along said center line 17.29 feet; thence easterly, northeasterly and northerly along said center line and a tangential curve, concave to the northwest, having a radius of 716.20 feet and a central angle of 91 degrees 04 minutes 33 seconds a distance of 1138.44 feet to the point of beginning

AND

Further excepting all roads and easements of record.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 10/03/19.
- Bearings shown are on Washington County datum.
- Parcel ID Number: 05-030-21-22-0001.
- Total Parcel Area: 21.03 Acres.
- Contours north of ditch area taken from Mn Topo Lidar and supplemented with E.G. Rud and Sons field shots.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.

BENCHMARK

MNDOT GEODETIC DATABASE STA. 9211
ELEVATION = 933.457 (N.A.V.D. 1988)

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES SET LARGE SPIKE
- DENOTES TELEPHONE PEDESTAL
- DENOTES GAS SERVICE LOCATION
- DENOTES ELECRTIC METER SOCKET
- DENOTES POWER POLE
- DENOTES OVERHEAD WIRE
- DENOTES UNDERGROUND ELECTRIC LINE
- DENOTES STORM SEWER APRON
- DENOTES EXISTING SEWER LINE
- DENOTES SEPTIC TANK MANHOLE
- DENOTES CLEAN OUT
- DENOTES WELL
- DENOTES EXISTING CONTOURS
- DENOTES EXISTING SPOT ELEVATION
- DENOTES WOVEN WIRE FENCE
- DENOTES RETAINING WALL
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE

GRAPHIC SCALE
60 0 30 60 120
1 INCH = 60 FEET

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

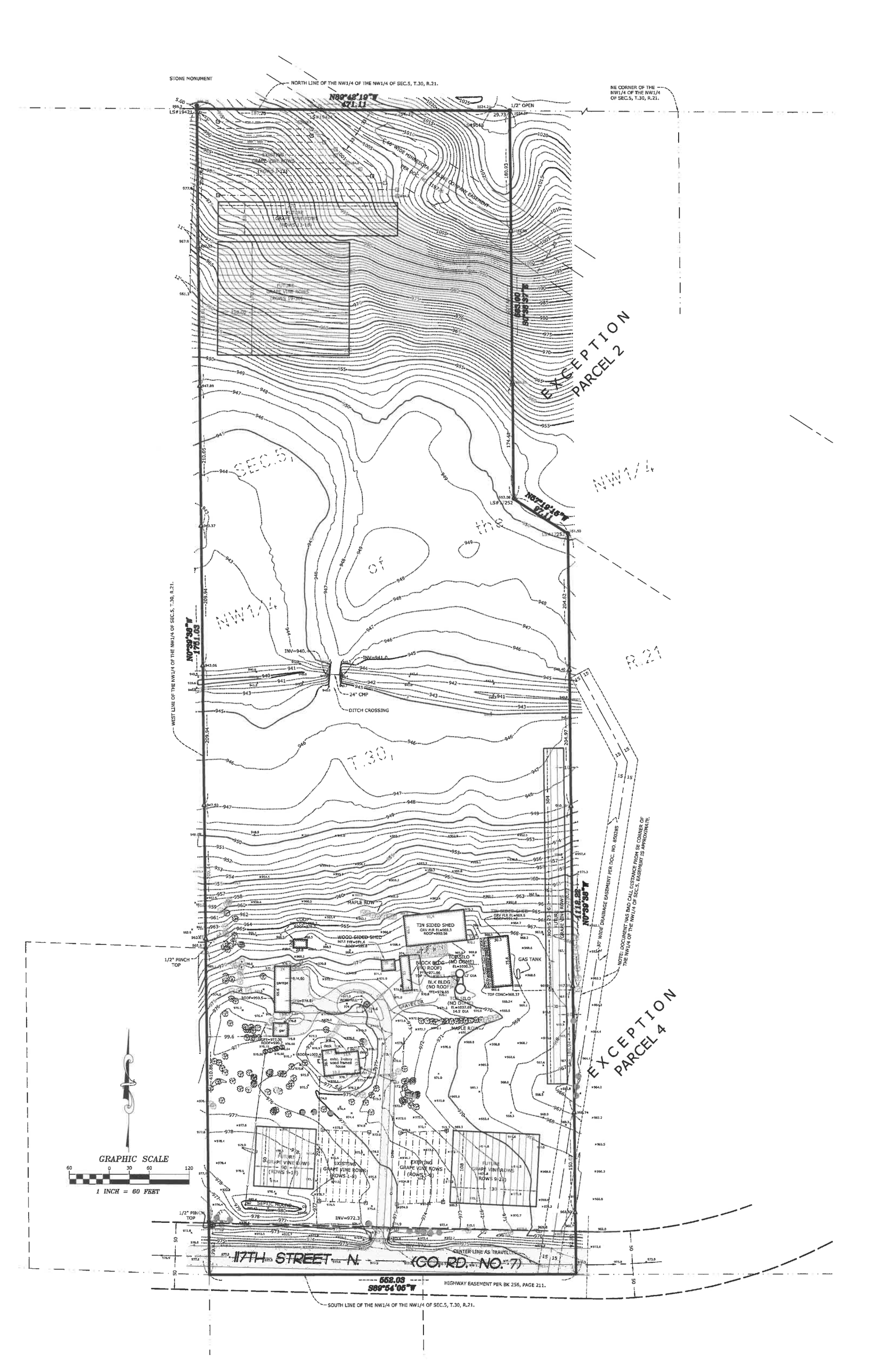
JASON E. RUD
Date: October 14, 2019 License No. 41578

E.G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

DRAWN BY: CJT	JOB NO: 18551BT	DATE: 10/12/19
CHECK BY: JER	SCANNED ☐	

NO.	DATE	DESCRIPTION	BY
1			
2			
3			

18551BT


STONE MONUMENT
NORTH LINE OF THE NW1/4 OF THE NW1/4 OF SEC.5, T.30, R.21.
N89°48'19"W
671.11
NE CORNER OF THE NW1/4 OF THE NW1/4 OF SEC.5, T.30, R.21.
1/2" OPEN
LS#19421
LS#252
LS#17251
S.00
999.2
187.26
29.73
180.93
174.42
210.05
209.94
204.62
204.97
30.76
108.00
FUTURE GRAPE VINE ROWS (ROWS 1-8)
FUTURE GRAPE VINE ROWS (ROWS 19-30)
6.46' WIDE MINNESOTA POWER ELECTRIC EASEMENT PER DOC. NO. 810085
665.00
S0°38'39"E
EXCEPTION PARCEL 2
SEC.5
T.30
R.21
NW1/4
OF
NW1/4
N0°39'36"W
1761.03
WEST LINE OF THE NW1/4 OF THE NW1/4 OF SEC.5, T.30, R.21.
INV=940.
INV=941.0
24" CMP
DITCH CROSSING
MAPLE ROW
TIN SIDED SHED
GRV R/R FL=969.3
ROOF=990.56
WOOD SIDED SHED
FFE=991.6
ROOF=997.8
COOP
ROOF=976.6
BLOCK BLDG (NO ROOF)
FFE=971.65
BLK BLDG (NO ROOF)
FFE=978.65
TOP CONC=968.37
GAS TANK
GRAVEL
garage
ROOF=993.5
ROOF=977.20
ROOF=980.3
deck
excl. 2-story wood framed house
EXISTING GRAPE VINE ROWS (ROWS 1-8)
EXISTING GRAPE VINE ROWS (ROWS 9-18)
FUTURE GRAPE VINE ROWS (ROWS 9-20)
SEPTIC ROWS
INV=972.3
1/2" PINCH TOP
1/2" PINCH TOP
1761.03
S0°38'39"E
1/2" IRON PIPE
GRAPE VINE ROWS
NOTE: DOCUMENT HAS BAD CALL DISTANCE FROM SE CORNER OF THE NW1/4 OF THE NW1/4 OF SEC.5. EASEMENT IS APPROXIMATE.
EXCEPTION PARCEL 4
GRAPHIC SCALE
60 0 30 60 120
1 INCH = 60 FEET
117TH STREET N. (CO. RD. NO. 7)
CENTER LINE AS TRAVELED
HIGHWAY EASEMENT PER BK 256, PAGE 211.
552.03
S89°54'06"W
SOUTH LINE OF THE NW1/4 OF THE NW1/4 OF SEC.5, T.30, R.21.